



Estate Agents  
**Hurst**

175 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LA

£365,000



# 175 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LA

Welcome to Totteridge Road, High Wycombe - a charming two bedroom semi-detached house that is perfect for first-time buyers or those buyers upsizing from an apartment! This lovely property has been well maintained by its current owners and is conveniently situated for those looking to commute to London. as High Wycombe train station is just a short walk away, providing a direct line service into London Marylebone. One of the standout features of this property is the large detached and partially converted garage/studio room, providing ample storage space or making a wonderful home office for those that work from home. This space could also make an ideal workshop, studio, or even a home gym, this has full planning permission to be an annex, the possibilities are endless! The accommodation comprises; entrance hall, lounge, fitted kitchen breakfast room, family bathroom, inner hallway with door to side access and two double bedrooms. The property also benefits from; UPVC double glazing, gas central heating, detached garage/outbuilding at the rear, there is also planning permission for a front driveway for two vehicles, making coming home after a long day out a breeze. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.



- TWO DOUBLE BEDROOMS**
- GAS CENTRAL HEATING**
- UPVC DOUBLE GLAZED WINDOWS**
- IDEAL FOR FIRST TIME BUYERS**
- PLANNING PERMISSION GRANTED FOR OUTBUILDING**
- CLOSE TO TRAIN STATION**
- CLOSE TO LOCAL SCHOOLS**
- WALKING DISTANCE TO TOWN CENTRE**
- FAMILY BATHROOM**
- LARGE GARDEN**



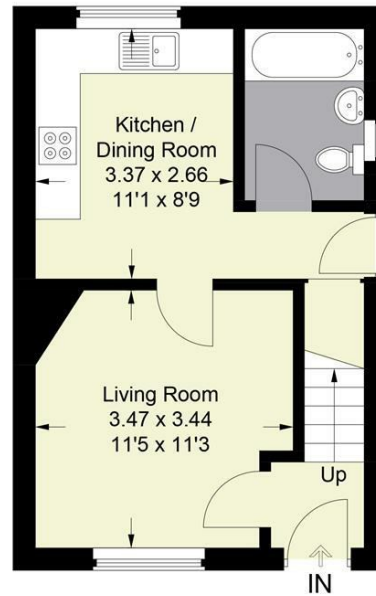




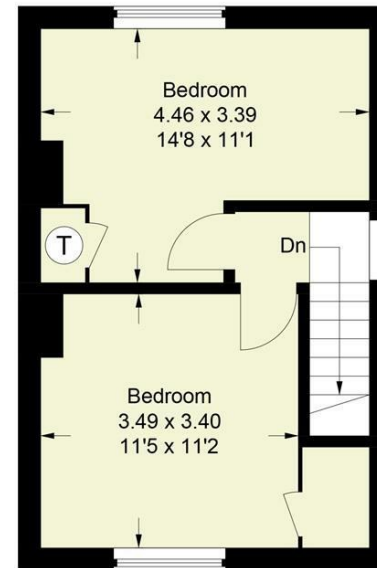




Approximate Gross Internal Area  
 Ground Floor = 30.8 sq m / 331 sq ft  
 First Floor = 30.6 sq m / 329 sq ft  
 Outbuilding / Garage = 35.3 sq m / 380 sq ft  
 Total = 96.7 sq m / 1,040 sq ft



**Ground Floor**



**First Floor**



**Outbuilding / Garage**

(Not Shown In Actual  
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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